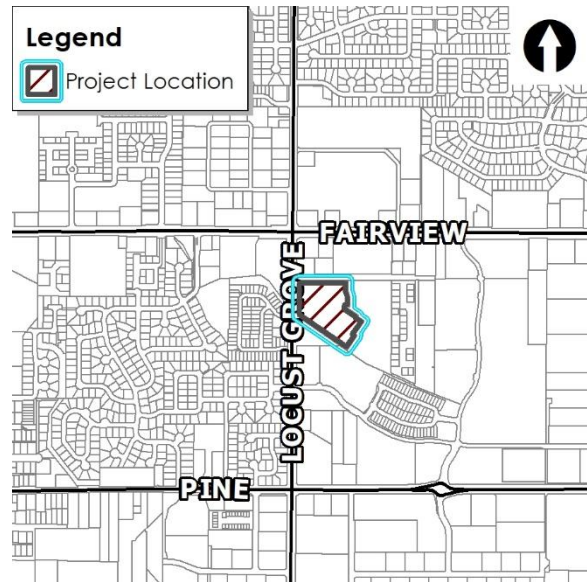


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 9/16/2025
DATE:
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
SUBJECT: MFP-2024-0002
Little Creek No. 2
LOCATION: Southeast corner of N. Locust Grove Rd.
and E. Wilson Ln., in the NW 1/4 of
Section 8, T.3N., R.1E. (Parcel No.
R7104253856)



I. PROJECT DESCRIPTION

Final plat modification to amend the boundary of the subdivision at the northwest corner of E. Wilson Ln. and N. Locust Grove Rd. and along the west boundary of the subdivision along N. Locust Grove Rd. due to an adjustment of right-of-way (ROW) dedication by Ada County Highway District (ACHD).

II. APPLICANT INFORMATION

A. Applicant:

Alex Jones, JUB Engineers – 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709

B. Owner:

Erik Pilegaard, Little Creek Partners, LLC – 2452 Bayview Ave., Carmel, CA 93923

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

The final plat (H-2019-0103) for Little Creek Subdivision No. 2 was approved by City Council on 11/6/2019 and signed by the City Engineer on 7/23/2021; however, the final plat was never recorded. Because the City Engineer's signature was obtained within the required timeframe to do so, the final plat is still valid and has not expired.

The Applicant's narrative states the delay in getting the plat recorded is due to numerous corrections being required from the Ada County Surveyor that went through several rounds of revisions and

resubmittals to the County. During the County Surveyor's final review of the plat, it was discovered that ROW had been dedicated to ACHD along Locust Grove Rd. on 1/10/2023 and that the boundary of the plat had changed. For this reason, a modification to the final plat is required to be approved by City Council and new signatures are needed on the plat before it can be recorded. The number of building lots and common lots have not changed, only the boundary has been adjusted.

Staff has reviewed the proposed revised final plat and deems it in substantial conformance with the approved preliminary plat as required by UDC11-6B-3C.2.

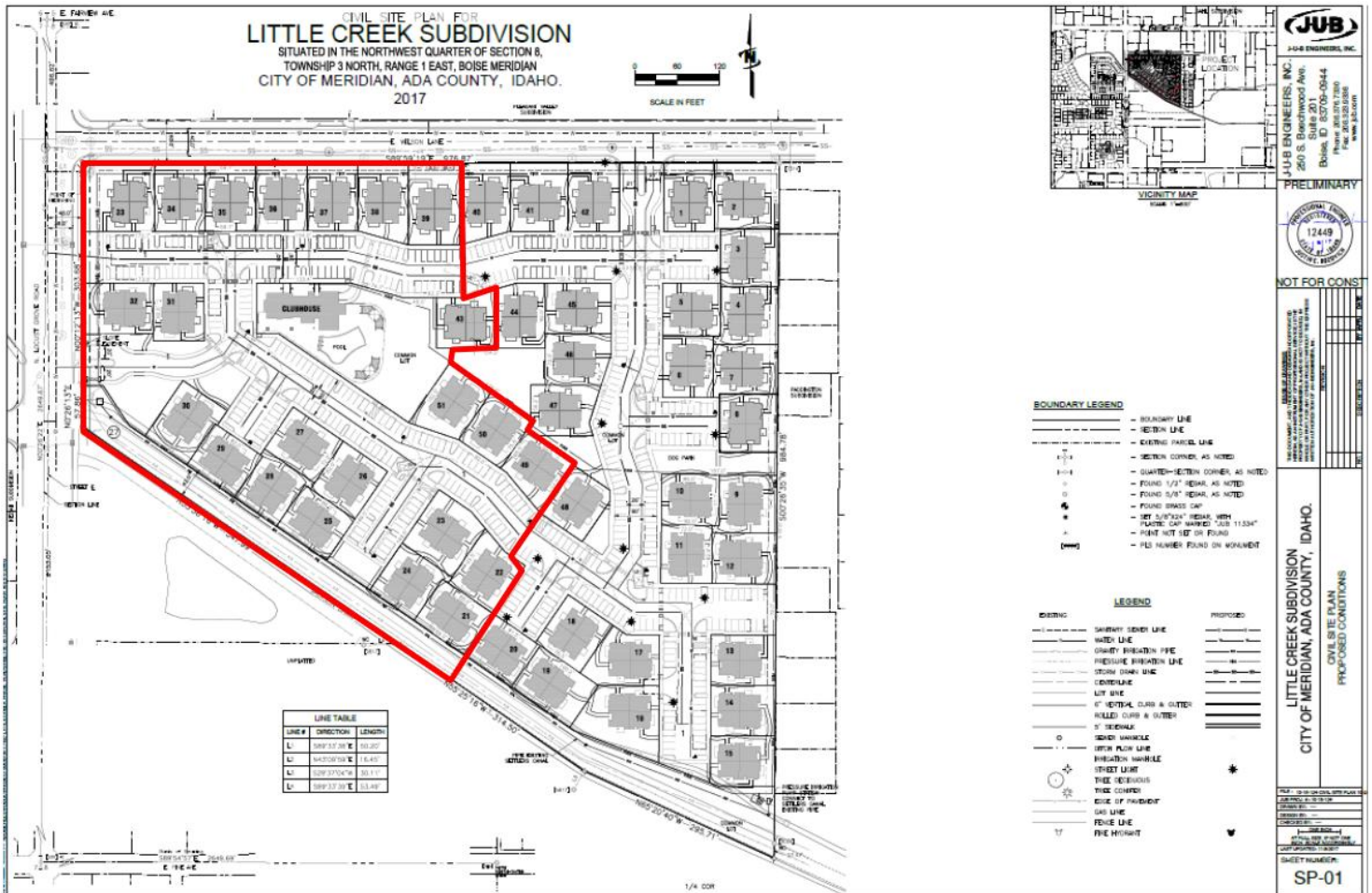
IV. DECISION

A. Staff:

Staff recommends approval of the proposed revised final plat per the conditions in Exhibit VI.

V. EXHIBITS

A. Approved Preliminary Plat (dated: 8/17/2016)



Page 4

PLAT SHOWING
Little Creek Subdivision No. 2
A Portion of Lots 18 & 19 of Pleasant Valley Subdivision, Situated in the Northwest Quarter of
Section 8, Township 3 North, Range 1 East, Base Warden,
City of Meridian, Ada County, Idaho.
2024



PLAT BOOK _____ PAGE _____



J-U-B ENGINEERS, INC.
27670 W Excursion Ln., Suite 400, Meridian, ID 83642
P 208 376 7330 F 208 323 9336 W www.jub.com
See Documents.

SHEET 2 OF 6

1. Lines 36, 37 & 55, of Block 1 are common lots which shall be owned and maintained by The Enclave Homeowners' Association, Inc.
2. Any re-surfacing of this pit shall comply with the applicable zoning regulations in effect at the time of re-surfacing.
3. The development of this property shall be in compliance with the Meridian City Zoning Ordinance.
4. Minimum building setback lines shall be in accordance with the Meridian City Zoning Ordinance and the minimum lot area shall be in accordance with the Meridian City Zoning Ordinance. The minimum lot area shall be 10,000 sq. ft. and the minimum lot width shall meet dimensional standards as established in the Meridian City Zoning Ordinance.
5. Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian.
6. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
7. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
8. Part of the City of Meridian, location of municipal "sewers" shall be set at a minimum of 12 inches above the highest established normal ground water elevations. On January 14, 2016, test pits were advanced to a depth of 11 feet below the surface and ground water was encountered at 9.5 Feet.
9. Maintenance of any infiltration and/or drainage pipes or devices crossing a lot is the responsibility of the lot owner and/or association. Responsibility is assumed by an infiltration/drainage entity or lot owners association.
10. This development recognizes Section 20-4503 of Idaho Code, Right to Farm act, which states, "No person shall be prohibited, totally or in part, from selling, offering for sale, or otherwise a nuisance, private or public, by any changed conditions in or about the surrounding neighborhood or communities after it has been in operation for more than one (1) year, when the agricultural, forestry or aquaculture use at the time it began or was constructed. This provision of section shall not apply when the nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
11. The pressurized irrigation system shall be owned and maintained by The Enclave Homeowners' Association, Inc.
12. This development is subject to ACHD License Agreement Instrument No. 2020-023396.
13. This subsection is subject to that Declaration of Protective Covenants, Conditions and Restrictions for the Enclave recorded under Instrument No. 2019-116534 and as may be amended.
14. This development is subject to a Development Agreement, Instrument No. 2016-108494.
15. Owners Lot 1/Parted section to N. Locust Grove Road is prohibited except for that portion of Lot 37 adjacent to N. Locust Grove between Lines 44 & 45.

SURVEY PURPOSE: To determine the boundaries of portions of those lands as described in those Warranty Deeds recorded under Instrument Nos. 2016-113069 and 2016-113070, Ada County Records, Idaho, and to include portions of said lands within this subdivision.

BOUNDARY CONTROLLED BY: The north boundary is controlled by the north right-of-way line of E. Wilson Lane. The southwesterly boundary is controlled by the southwesterly lines of Lots 18 & 19 of Pleasant Valley Subdivision, according to the official plat thereof, filed in Book 2 of Maps and Plats of Adams County, recorded in the Adams County Recorder's Office on 11/11/1984. The southeasterly boundary is controlled by the "original plat thereof," filed in Book 117 of Maps and Plats of Adams County, recorded in the Adams County Recorder's Office on 11/11/1984, Subdivision 17810, Adams County Records. The west boundary is controlled by the east right-of-way line of N. Locust Grove Road as described in that Warranty Deed recorded under Instrument No. 106034376 of Adams County Records.

Subdivisions: Pleasant Valley Subdivision, Padlington Subdivision, Fire 43 Subdivision, Fire 43 Subdivision No. 2 & Little Creek Subdivision No. 1, Surveys: ROs 3755, 6834, 8318, 10366, 10875, 1129 & 14379
Deeds: 060034376, 108137535, 2016-113069, 2016-113070 & 2023-057513
Easements: 181785, 7732677, 0606034377, 2018-049186, 2019-063733, 2019-080712, 2019-095187 & 2019-099403.

[illegible]

2760 W Excursion Ln., Suite 400, Meridian, ID 83642
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D. Right-of-Way Acquisition Exhibit

EXHIBIT A

ACHD RIGHT-OF-WAY
FEE ACQUISITION
LEGAL DESCRIPTION

A portion of Lot 18 of Pleasant Valley Subdivision according to the plat thereof filed in Book 12 of Plats at Page 665, Ada County Records, situate in the Northwest Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, particularly described as follows:

COMMENCING at the northwest corner of Section 8, from which the west quarter corner of Section 8 bears South 00°26'22" West, 2649.67 feet; thence along the west line of Section 8, South 00°26'22" West, 485.01 feet; thence departing from said west line, South 89°59'28" East, 25.00 feet to the northwest corner of Parcel 35 as described in that Warranty Deed to ACHD as Grantee recorded under Instrument No. 106034376, Ada County Records; thence along the north line of said Parcel 35, South 89°59'28" East, 36.36 feet to the northeast corner thereof; thence along the east line of Parcel 35, South 43°09'59" West, 0.43 feet to the **POINT OF BEGINNING**;

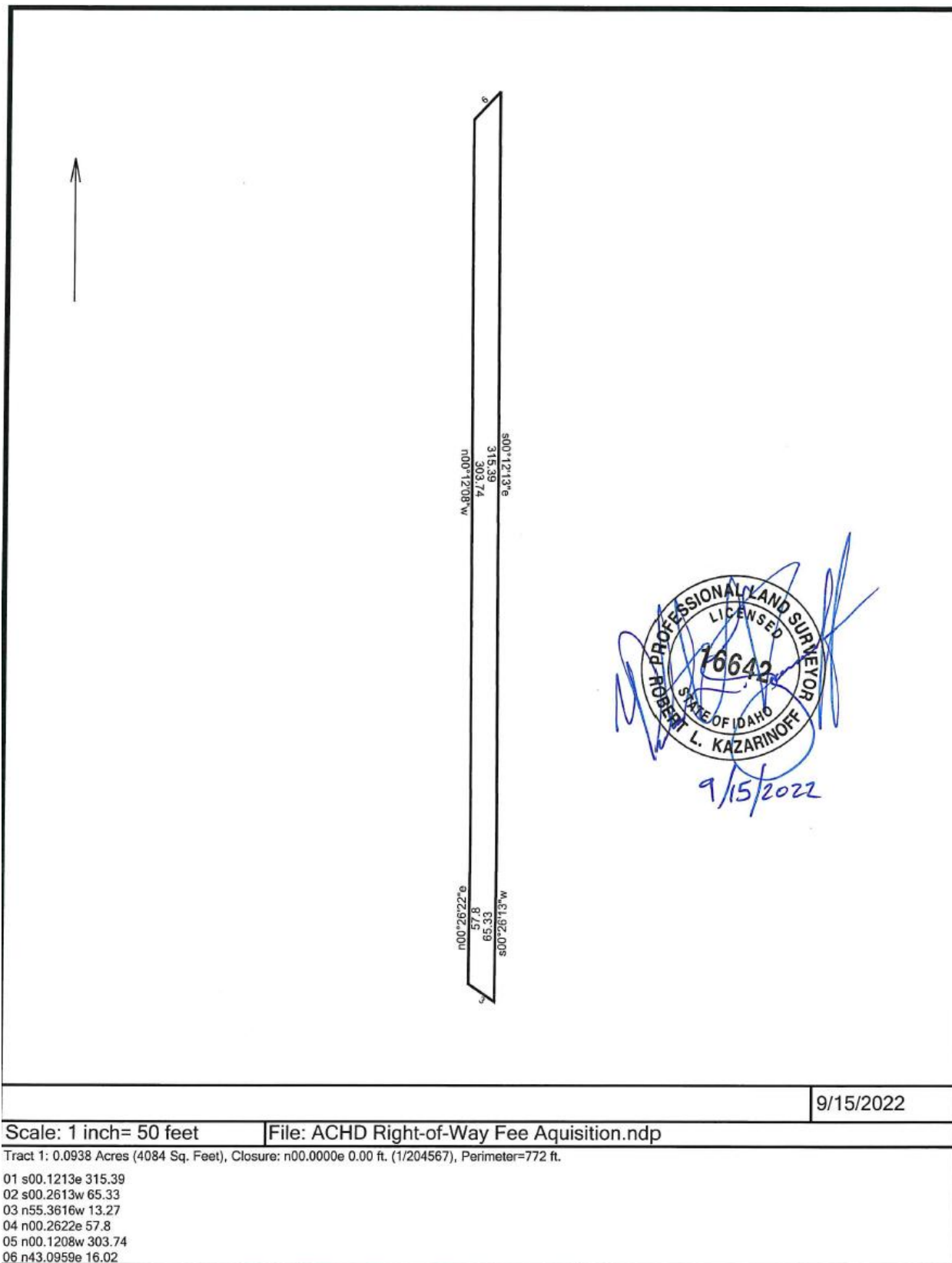
Thence departing from said east line, South 00°12'13" East, 315.39 feet;
Thence South 00°26'13" West, 65.33 feet to the southwesterly line of said Lot 18;
Thence along said southwesterly line, North 55°36'16" West, 13.27 feet to the southeast corner of said Parcel 35;
Thence along the east line of Parcel 35, North 00°26'22" East, 57.80 feet;
Thence continuing along said east line, North 00°12'08" West, 303.74 feet;
Thence continuing along said east line, North 43°09'59" East, 16.02 feet to the **POINT OF BEGINNING**.

CONTAINING 4,084 square feet or 0.094 acres, more or less.

END DESCRIPTION


Robert L. Kazarinoff, PLS
9/15/22





VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (H-2016-0076, DA Inst. No. 2016-109494; A-2018-0013; and H-2019-0103).
2. The applicant shall obtain the City Engineer's signature on the modified final plat.